



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

TR070647

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 070647
Environmental Assessment No. 200800072

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Bonita Real Estate Investments LLC
(Hayk Martirosian, agent)

**MAP/EXHIBIT
DATE:**

1/22/14

**SCM REPORT
DATE:**

2/20/14

SCM DATE:

None (Reports
Only)

PROJECT OVERVIEW

A 16-unit residential condominium development. Existing on the site are three houses, a duplex, and a detached garage all proposed to be demolished.

Subdivision: To create one multifamily lot with 16 attached condominium units in one building.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☐

2nd Revision: ☒

Additional Revisions (requires a fee): ☐

LOCATION

2340-2346 and 2348 Montrose Avenue, La Crescenta

ACCESS

Montrose Avenue

ASSESSORS PARCEL NUMBER(S)

5807-006-132

SITE AREA

0.76 gross (0.57 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

SUP DISTRICT

5th

LAND USE DESIGNATION

3 (Medium Density Residential . 12 to 22 Dwelling Units
Per Gross Acre)

ZONE

R-3 (Limited Multiple
Residence)

CSD

La Crescenta-Montrose

**PROPOSED UNITS
(DU)**

16

**MAX DENSITY/UNITS
(DU)**

16

GRADING, CUBIC YARDS**(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

1,360 cut, 320 fill, 1,680 combined

1,040 export

No offsite grading

ENVIRONMENTAL DETERMINATION (CEQA)

The environmental review completed in 2008 must be updated. On hold pending submittal of a map revision and any additional information required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCEDepartmentStatusContact

Regional Planning

Cleared/Hold

Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov

Public Works

Cleared/Hold

Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov

Fire	Cleared/Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared/Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared/Hold	Thao Komura (626) 430-5581 tkomura@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Meeting: <input type="checkbox"/>
Exhibit Map/Exhibit Map Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Reports Only: <input checked="" type="checkbox"/>
Revised Application Required: <input checked="" type="checkbox"/>	Other Holds (see below): <input checked="" type="checkbox"/>

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The tentative and exhibit maps must be revised. Please read below for further details.

Land Use Policy:

Clear ☒ Hold ☐

1. The proposed land use of a multi-family residential development is consistent with the Category 3 land use designation under the General Plan.
2. The current proposal for 16 condominium units is consistent with the overall maximum density of 16 dwelling units allowed on the project site under the existing General Plan land use designation. The development may not exceed 16 dwelling units.

Tentative Map:

Clear ☐ Hold ☒

3. Revise the tentative map to depict the adjacent structure encroaching into the subject property.
4. Indicate whether all existing walls, fences and other structures are to remain or to be removed.
5. Revise the legal description on the tentative map to match the new assessor parcel configuration (APN 5807-006-132).
6. Indicate the total linear feet distance of street frontage in the tentative map notes section.

Exhibit Map/Exhibit ~~Map~~ Revision:

Clear ☐ Hold ☒

7. Revise the exhibit map to depict the adjacent structure encroaching into the subject property.
8. The building cross sections provided on the exhibit map are of an incorrect scale and are too small to accurately read. Remove them from the exhibit map and provide separate full-size sheets of cross sections.
9. The rear yard setback dimension reads 15qbut the scaled distance remains 13.5q Redesign the structure to meet the minimum required 15qsetback distance or file a yard modification.
10. A minimum 8qx 16qspace is needed to accommodate 8 long-term bicycle parking spaces. Depict on the exhibit map.
11. Depict all walls and retaining walls on the plan view of the exhibit map.
12. Provide a retaining wall cross section within the front yard setback, and indicate what the %peak+height of the front yard retaining walls will be.
13. Clarify if the private driveway and fire lane has one or two points of access into the parking garage. Currently, it is unclear on the exhibit map.
14. Indicate the total linear feet distance of street frontage in the exhibit map notes section.
15. Previous façade design comments (Nos. 16-18 on the previous SCM Report) are still suggested for the project.

Environmental Determination:

Clear ☐ Hold ☒

16. Additional and/or updated reports may be required.

Healthy Design Ordinance (~~Map~~ HDO+):

Clear ☐ Hold ☒

17. Satisfy long-term bicycle parking requirements on the exhibit map.

18. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 150 linear feet of street frontage, a total of 6 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear ☐ Hold ☒

19. Explain the difference in grading amount between the exhibit map and application (1360 cut, 320 fill) and the tentative map (1265 cut, 640 fill).
20. Indicate where the earthwork export will be deposited. If not going to a landfill, will need to file a CUP for solid fill grading.
21. Clarify if a building permit was issued for the apartment plot plan approved in 2008.
22. If applicable, describe any changes made to the project since the plot plan approval in 2013.
23. If applicable, indicate a yard modification or CSD modification on the Land Division application.
24. Provide one folded copy of the most recent apartment plans (2012) submitted to Regional Planning.
25. Future General Plan land use designation will be H30 (up to 30 DU per acre).
26. Recommend contacting the LA Crescenta Town Council.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: *An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*